



Victoria Road, Shoreham by Sea
£280,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: C

- Two Double Bedrooms
- First Floor Apartment
- Contemporary Fitted Kitchen With Breakfast Bar
- Dual Aspect Open Plan Lounge/Dining Room
- Covered Allocated Parking Space
- Modern Fitted Bathroom
- Town Centre Location
- Distant Downland Views
- Long Lease
- Gas Central Heating & Double Glazing

We are delighted to offer for sale this spacious and well presented two bedroom first floor apartment benefitting from distant downland views and a covered allocated parking space.



Ideally situated in the heart of Shoreham town centre within minutes walk of comprehensive shopping facilities, health centre, library and mainline railway station. From the High Street, there is a footbridge over the River Adur providing direct access to Shoreham Beach. Various bus routes run nearby providing routes to Brighton, Steyning & Worthing.



COMMUNAL ENTRANCE Communal front door, door entryphone system, stairs leading up to:-

FIRST FLOOR Private front door leading through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, two fitted storage cupboards and single light fitting. Door leading through to:-

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM West and North aspect. Comprising pvcu double glazed windows benefitting from distant Downland views and views towards Lancing College. Two radiators, carpeted flooring and two light fittings.

CONTEMPORARY FITTED KITCHEN/BREAKFAST BAR West aspect. Comprising pvcu double glazed window benefitting from distant Downland views and views towards Lancing College. Laminate work surfaces with cupboards below, matching eye-level cupboards, inset one and a half bowl composite sink unit with mixer tap, integrated appliances include inset four-ring electric hob with oven below and extractor fan over, fridge/freezer and washing machine. Tiled splashbacks, matching integrated cupboard housing Ideal combination boiler. Breakfast bar with seating for three. Wall-mounted telephone entry system, radiator, laminate flooring, ceiling light fitting with directional spotlights.

BEDROOM ONE West aspect. Comprising pvcu double glazed windows benefitting from distant Downland views and views towards Lancing College. Radiator, carpeted flooring, single light fitting and fitted wardrobe with hanging rail and shelving.

BEDROOM TWO South aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting, fitted wardrobe with hanging rail and shelving.

MODERN BATHROOM Comprising panel-enclosed bath with integrated shower and shower attachment over, hand wash basin with mixer tap and vanity unit below, wall-mounted LED mirror, low-flush wc, extractor fan, two light fittings, heated towel rail, tiled flooring and fully tiled walls.

ALLOCATED PARKING Allocated covered parking space.

COMMUNAL GARDENS Large area laid to lawn with mature trees and shrubs.

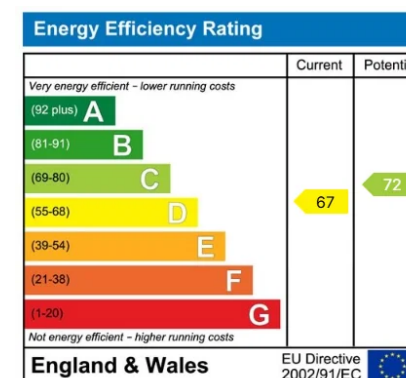
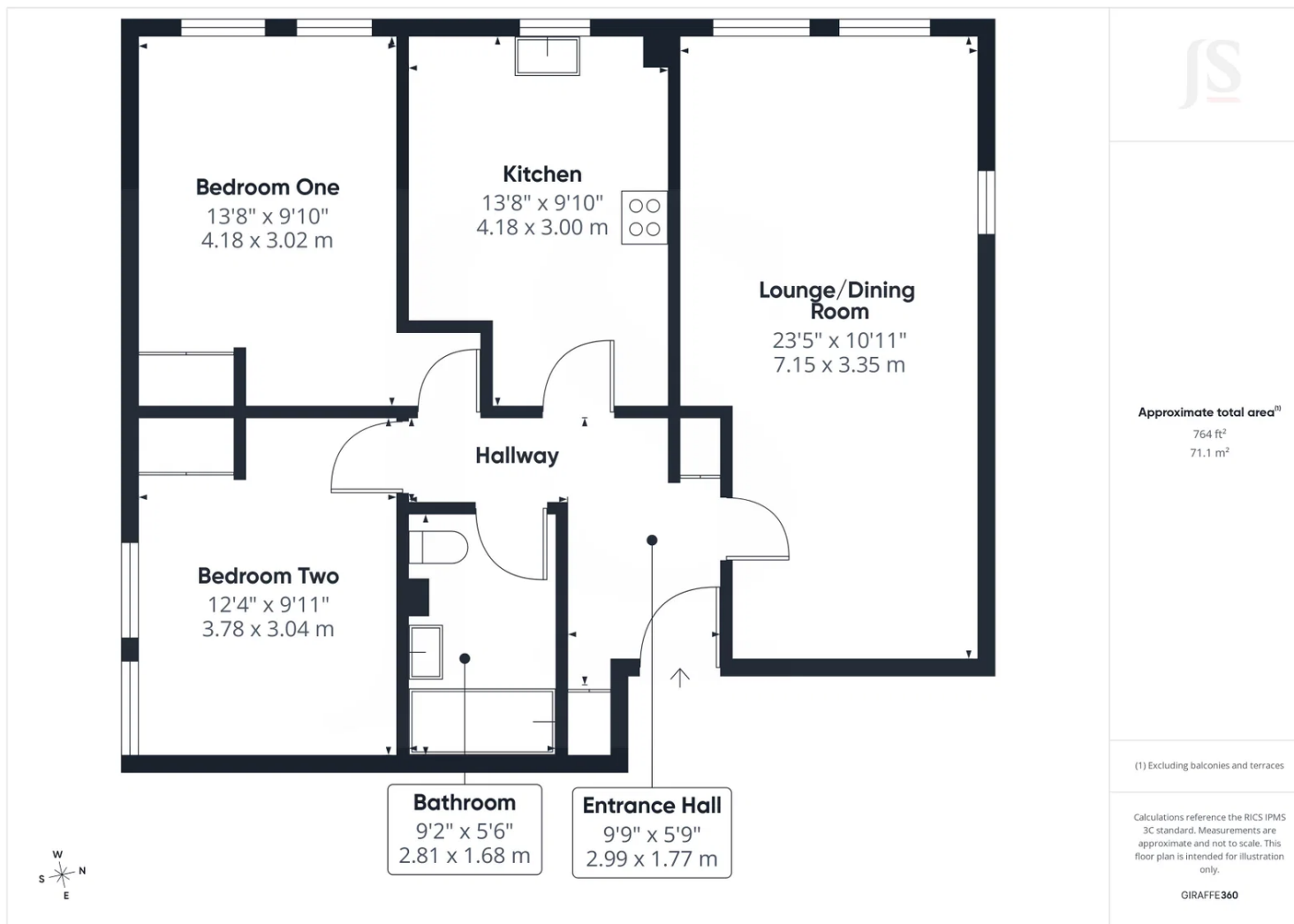
TENURE Share of Freehold

LEASE: 999 years from and including 29 September 1984 - Approximately 957 years remaining

MAINTENANCE: Approximately £2874.74 per annum

GROUND RENT: Zero





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.